

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** D. Epstein/Counter Intelligence Services, Inc.

**Case #:** 121-R-03

**Date:** November 25, 2003

**Comments:**

1. The engineer shall verify with the Broward County Department of Environmental Protection (BCDPEP) whether a surface water general license is required, and if so, obtain it prior to permit. Submit certified calculations and paving, grading, and drainage drawings to engineering reviewer prior to requesting final DRC authorization.
2. Provide a stop sign and bar at exit. The bar shall be located 4 feet from the property line.
3. The applicant shall confirm that all utility services are sufficient for their use.
4. Provide a photometric (lighting) plan for parking lot in conformance with Section 47-20.14 of City Code of Ordinances.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** D. Epstein/Counter Intelligence  
Services, Inc.

**Case #:** 121-R-03

**Date:** November 25, 2003

**Comments:**

1. Flow test required.
2. Show hydrant location
3. Unenclosed vertical floor opening triggers fire sprinkler system as per NFPA 101, 8.2.5.5
4. Show sprinkler main with DDC and FDC
5. Spiral stair not permitted. NFPA 101, 7.2.2.2.3

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**Division:** Info. Systems

**Member:** Gary Gray  
954-828-5762

**Project Name:** D. Epstein/Counter Intelligence  
Services, Inc.

**Case #:** 121-R-03

**Date:** November 25, 2003

**Comments:**

1. No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** D. Epstein/Counter Intelligence  
Services, Inc.

**Case #:** 121-R-03

**Date:** November 25, 2003

**Comments:**

1. 40% of the gross lot square footage is to be in landscape. There appears to be a deficiency.
2. Attach standard calculation list (available upon request) to verify that all Code requirements are met.
3. Trees, to count for Code, must be at least 10' in overall height.
4. Provide the calculations for the "equivalent replacement" (above minimum site Code requirements) of existing trees removed.

**Recommendations:**

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

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**Division:** Planning

**Member:** Angela Csinsi  
954-828-5984

**Project Name:** D. Epstein/Counter Intelligence Services, Inc.

**Case #:** 121-R-03

**Date:** November 25, 2003

Request: Site Plan Level II Review/Change of use from residential to office

**Comments:**

1. Provide a narrative describing the architectural style. All office buildings in ROA Zoning Districts are required to resemble a house as stated in ULDR Sec. 5.60.D.3.c:

“Nonresidential building design shall be by an architect registered under the laws of Florida and such that the building substantially resembles a house in the opinion of the director.”

2. Provide elevations of existing building for comparison purposes.
3. Provide a five-foot sidewalk as required.
4. Provide a photometric plan.
5. Provide documentation showing that the existing building was constructed as shown on the survey. It appears that the side setback is less than the required five feet.
6. Show location of a/c unit(s) on site plan and landscape plan.
7. Landscape islands are required as per ULDR Sec. 21.9.A.4. Discuss with landscape representative.
8. Respond to all DRC comments within 90 days or additional DRC review may be required.
9. Additional comments may be forthcoming at DRC meeting.

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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	D. Epstein/Counter Intelligence Services, Inc.	<b>Case #:</b>	121-R-03
<b>Date:</b>	November 25, 2003		

**Comments:**

1. Will Impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. All entry doors and locking devices will have sufficient security rating.
4. Will all solid doors have a 180-degree viewing device? (Peep hole)
5. Will this building have a perimeter security system, to include remote panic buttons for emergency conditions?
6. Will the main entrance have an electronic door lock and intercom system for after hour operation?
7. Will CCTV be used to monitor the parking lot, front entrance, and reception area?
8. All landscaping should allow full view of location.
9. **Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** D. Epstein/Counter Intelligence Services, Inc.

**Case #:** 121-R-03

**Date:** November 25, 2003

**Comments:**

1. Provide a narrative describing the architectural style and how the structure complies with section 47-5.60.D.3.c.
2. Provide the building square footage and parking calculations on the site plan.
3. Indicate all existing setbacks on the site plan.
4. Provide a photometric lighting plan complying with section 47-20.14 prior to final DRC review. Provide details and height of light fixtures. Light fixtures shall comply with the setback requirements of the zoning district in which they are located pursuant to section 47-19.2.R.
5. Provide a five (5) sidewalk along the front property line.
6. Indicate the location of all mechanical equipment pursuant to the requirements of sections 47-19.2.S and 47-19.2.Z.
7. Drive aisle width for ninety degree (90) parking is twenty-four (24) feet pursuant to section 47-20.11.
8. Additional comments may be discussed at the DRC meeting.